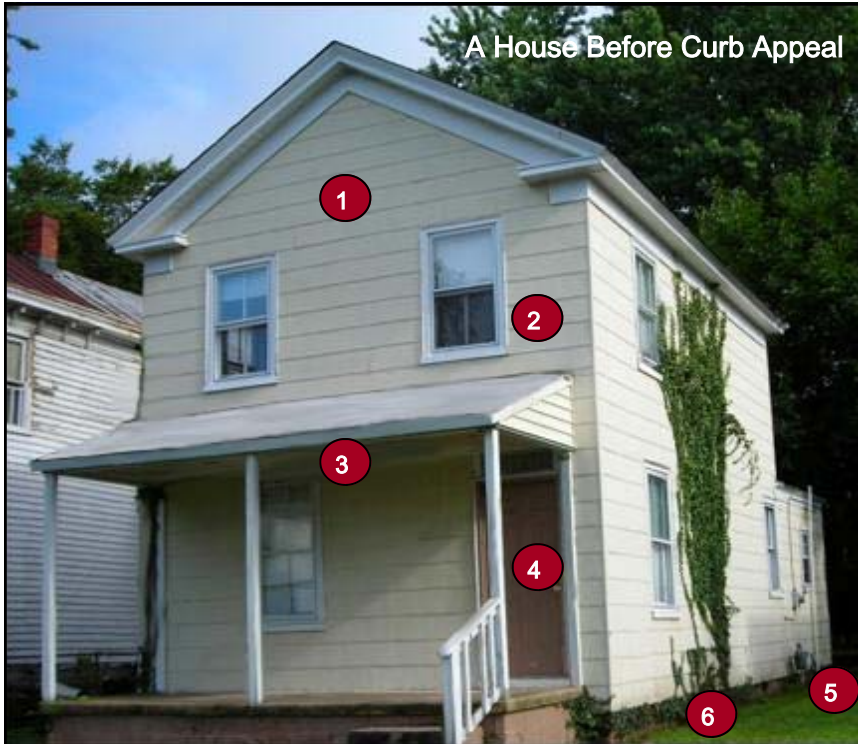
The background image shows a well-maintained house entrance. A vibrant red door with a decorative wreath and the number '330' is visible. To the right of the door is a white picket fence and a white porch railing. A yellow lantern-style light fixture is mounted on the white horizontal siding. In the foreground, there are green bushes and a lawn.

Curb Appeal Guide

A guide to help
increase the
beauty and
value of your
home.

Paint • Doors & Shutters • Landscape Design • Fencing • Porches • Decorative Entrances

Six Simple Ways to Boost Your Curb Appeal



A House Before Curb Appeal

Creating Great Curb Appeal ...

involves simple exterior improvements that enhance the value and beauty of your home and your neighborhood.

According to the experts,

“a basic improvement to the exterior of the property can make a house look alive and increase the value of the property”.

Basic facade improvements add value to your property without having to add square footage. Whether you want to restore your property to its original grandeur or boost its exterior character, improving it will enhance the enjoyment of your home for many years to come.

Ways to create Curb Appeal!

- 1 Paint
- 2 Shutters
- 3 Porch
- 4 Doors
- 5 Fencing
- 6 Landscaping



A House After Curb Appeal

Paint

The following guidelines will help in selecting the appropriate colors. See resources page for a list of contractors.

Historic Authenticity - Discovering appropriate paint colors for the era of your home helps restore the home to its original grandeur and respect the character of the home. If you are painting an older house, you have three options to help you select appropriate colors.

- You can hire someone to analyze old paint chips and recreate the original color.
- You can refer to historic color charts and select colors that may have been used during that period.
- You can examine your neighborhood and pick colors that compliment the content of your street.

Context of Neighborhood - Look at the houses in your neighborhood and make sure that your house is compatible with the houses next door.

Existing Colors - New paint does not have to match existing colors, but needs to harmonize. Your house can give you cues such as:

- Color of your roof
- Color of brick, mortar or other siding that will not be painted
- Will doors and windows remain their current color?

Contrast and Harmony - Architectural details will get more attention from contrasting colors.



Darks and Lights - It is a well known fact that light colors will make your house look larger. Although darker colors on your siding may make your house seem smaller, it will draw more attention to the details.

Paint Quality and Preparation - Research shows the outcome of the painting job is directly related to the quality of the preparation, materials and workmanship. Many painting experts suggest the following process after the removal of cracked, peeling paint, filling holes and replacing damaged details:

- Caulking and filling
- A primer to complete the moisture seal
- Finish coats for sunlight protection

Doors & Shutters



*"The front entrance is the focal point of your home."
Kelly Hellickson,
Window Design Center.*

The front door and decorative shutters add character and provides security to your home. The following tips should guide you in selecting materials:

- Original doors should be preserved whenever possible and replaced selections should replicate the same size and style of an original door.
- If replacement is necessary, concentrate on the size, style and applied finishes of the front door.
- Painted wooden doors should be color coordinated with existing exterior color selections or blended with the palette of the landscape.
- Always use high quality paints and primers so your doors will look newer longer.
- Full view and storm doors may be appropriate.
- Shutters should be paneled or louvered and sized to cover the windows appropriately. (Diagram page 5)

Fencing

Fencing during the turn of the century was usually wrought iron or picket and was three or four feet high. There are many products available to replicate appropriate fence design. Here are some guidelines:

- Only fencing of up to four feet in height, made of wood picket, masonry or wrought iron are appropriate in the front and side yards.
- Wood privacy fences up to six feet may be appropriate in the side and rear yards.
- Chain link fences should not be used.
- All wood fences should be painted or stained in a complimentary color to the exterior of the house.
- Examples of appropriate fencing are included for your use.

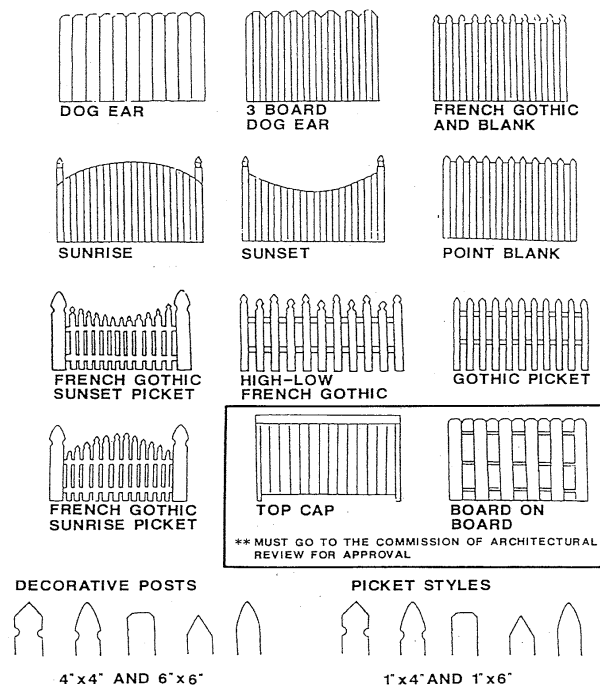


Photo courtesy of Port Norfolk Rehabilitation Guide

Porches & Entry



It is important to respect the character of the house and restore or replace the porch as sensitively as possible. Here are some valuable tips:

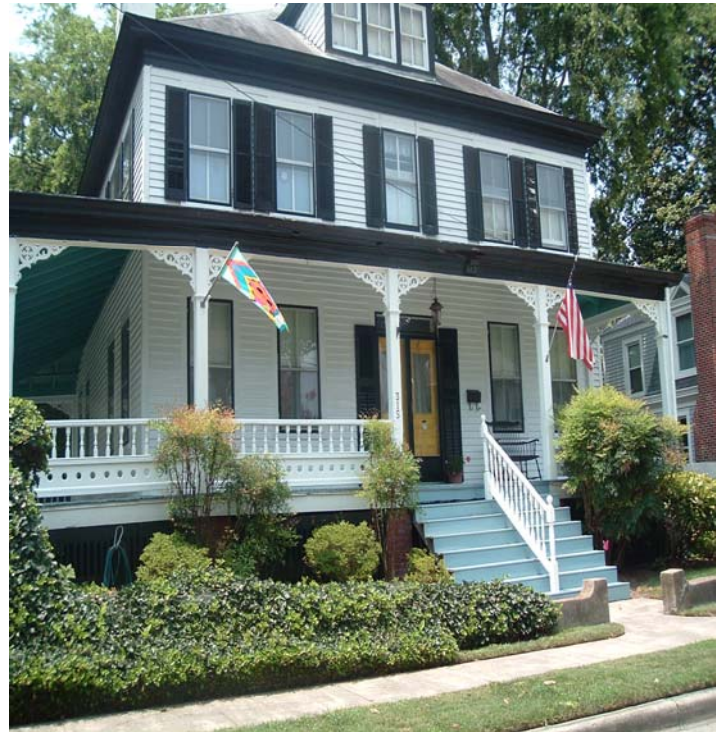
- The porch entry is a very important feature to the house and the original construction should be retained or rebuilt.
- Replacement of porch materials should imitate the original design of the porch whenever possible.
- Any changes to the original porch design must compliment the character of the house.
- If you do not have an entry that is a focal point, it is important to work with an architect in a design that will create interest and draw attention to your home.

Your front porch is the perfect place to enhance the curb appeal of your home. An extra splash of color, a charming porch swing, colorful flowers, lighting, mailboxes and house numbers are simple ways to create an inviting entry.

Decorative Entrance Features

Decorative entrance features add character and increase the appeal of the property by highlighting the entrance of the house.

- **Lighting** - The use of appropriate lighting adds character and enhances the look and safety of your home. Lighting fixtures should resemble the original style of your home. Consult with a lighting specialist if you need assistance selecting new lighting.
- **Mailboxes** - Use a decorative mailbox that is appropriate to the design/style of your home. When choosing a new mailbox for your home, look for catalogs that display pictures of appropriate mailboxes for the era of your home.
- **House numbers** - There are many styles of decorative numbers to use on the front of your home. Make sure that your house numbers are the appropriate size and compliment the neighborhood.



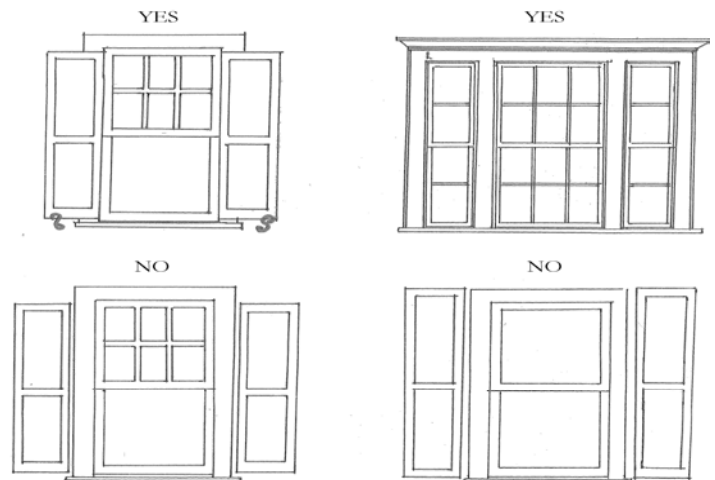
Repair & Restoration



Age and weather can affect the special details and trim work of the home; repairing these elements can add beauty and value to your home.

- Ornamentation adds character to a home and wood ornaments should be preserved or repaired whenever possible.
- If removal of rotten materials is necessary, replace with materials that replicate the original materials whenever possible.
- The simplest and safest method of cleaning is water. Consult with a professional if you are interested in finding the best solution for cleaning the façade of your home.

Proper Shutter Installation



Shutters should be paneled or louvered and sized to cover the windows appropriately.

Correct:

Sized to cover windows
Fastened to window casing, not siding

Incorrect:

Shutters too short and nailed to siding or
Shutters too long and nailed to siding

Landscaping



Good landscape design can add value and beauty to any home and many times provide the finishing touch to make a good home great. A local nursery can help you obtain a complimentary design based on pictures and/or a survey of your home. Please keep the following in mind when landscaping your home:

- Low foundation planting on the front of the house so as not to obstruct your windows.
- Foundation planting of annuals or perennials to add seasonal color.
- Plant trees and shrubs of appropriate color and scale for your home.
- Provide appropriate upkeep to the yard and plants for continuous curb appeal.

“A spiffy home landscaping design can add about 15% to the value of your home”

*D. Beaulieu, About Landscaping
That translates to \$30,000 on a
\$200,000 house!*

Some important tips you can incorporate into your plan which can set you up for success include setting a budget, choosing appropriate plants and adding your personal design tastes in the final decision.

What is most important is the beauty and enjoyment that a great landscaping plan can bring to your home and your neighborhood.



Frequently Asked Questions

Will curb appeal really improve the value of my home?

An article from the Business Journal states “that even a basic façade improvement, one that adds no square footage to a building or involves no structural changes can still increase the value by 20 percent or more.” This will depend on the market and location of your home, but increasing curb appeal will only add value to your home and enjoyment for years to come.

What are some quick ways to add curb appeal to my home when I don't have a lot of money?

You don't always need a lot amount of money to make your home have great curb appeal. It does however take some time and planning. Here are some ways to add value when you have more time than money:

- Sweep and Clean - clean up your yard, windows, gutters, and cut down overgrown shrubs and trees.
- Paint - scrape and paint weathered surfaces for a fresh look.
- Doors - The front door makes a first impression! Make sure that your door is repaired or replaced and painted in a complimentary color to your house.
- Windows - clean, scrape and paint old weathered windows.
- Landscaping for all seasons - Make sure that you cut, edge and prune your lawn and garden. A garden should have enough color to take you through all the seasons.
- Lighting - replace bulbs and repair or replace lighting fixtures that are not working. Lighting draws attention to your home and safely lights the way.
- Accessorize - Details make all the difference. Decorative benches, arbors and fences add value and interest.

How do I choose appropriate colors for the exterior of my house?

According to the experts, Traditional colors are big right now. Most paint companies have developed collections of colors that will compliment each other and your home. Consult with your local paint consultant about appropriate colors for the design, era and they will be happy to share their collections that meet your needs.

What curb appeal project will make the most impact on my house?

According to Good Housekeeping, these are the five easiest ways to boost Curb Appeal:

1. Get a new door or spruce up your existing door with custom colors.
2. Think shutters as a way to add instant character without spending a lot.
3. Accessorize your home with door knockers, mailboxes, or lanterns that make your home look great.
4. Spruce up the grounds by trimming shrubs, and fixing planters with colorful flowers and plants.
5. Paint it right by checking out the homes in your area and consulting with a design consultant.

How do I choose a contractor?

One of the best ways to start your search is to call your local Remodelers Council. Most problems occur when consumers fail to properly investigate a Remodeler before starting a project. Also, remember to ask for references and then contact them.

When selecting a contractor, you should consider the following:

1. Ask your contractor if they are licensed, bonded and insured and members of the Better Business Bureau or local Home Builders Association.
2. Ask for their estimates to be made in writing to include their labor and material costs.
3. References from satisfied customers and/or will they allow you to visit current projects?
4. Does the contractor offer any warranty on their work?
5. Have they completed similar projects?
6. Does the contractor seem professional and business-like?

Do I need a Building Permit?

You will need a permit for such projects as additions, alterations, decks, fences, sheds, and siding, but you do not need a permit to paint or replace windows or doors. For information on Building Permits, call 728-2444 and a staff member will be glad to assist you. Keep in mind that any work that requires a permit also requires an inspection!

Resources & Links

The following resources have been provided as a courtesy to homeowners seeking guidance for products and services beneficial to completing Curb Appeal projects.

Building Permits

To obtain a permit, you must be the landowner/agent or a state and local licensed contractor. For information on whether your project requires a permit, contact the Central Permit Office:

(757)728-2444

www.hampton.gov/permits/permits.html

3rd floor of City Hall in downtown Hampton

For information about all licensed contractors.

www.dpor.state.va.us/requantlookup/

For more information, call the State Board for Contractors at **(804) 367-8511**

Paint Color Collections

Bennette Paint - www.bennette.com - Exterior Color Collection

Home Depot - www.homedepot.com - Behr Paint - Classic Collection

Lowe's - www.lowes.com - Severe Weather Exterior finishes and American Tradition Paint approved by the National Trust for Historic Preservation

Sherwin Williams - www.sherwinwilliams.com - George Washington's Mount Vernon Estate of colours palette, Arts and Crafts Palette, Victorian palette

Patrick's Hardware - www.patrickshardware.com - Benjamin Moore, Historic Collection

Codes Compliance

Codes Compliance primary goal is to ensure that safe and quality construction takes place in both new and existing structures. As a general rule, everything must be inspected before it can be covered up.

(757)727-8311

www.hampton.gov/codes

3rd floor of City Hall in downtown Hampton

Peninsula Remodelor's Council (PRC)

PRC was founded to promote and conduct quality and ethical business practices for the Virginia Peninsula's remodeling and renovation industry. Homeowners interested in specific remodeling services can obtain a list of Remodelors Council members who subscribe to the Peninsula Builders Association's code of ethics.

(757)595-1600

www.penhousing.com/remodelorscouncil.html

Sold on Hampton Center

This renovated 1911 house located at **396 Lincoln Street** serves as a resource center to provide information to any resident interested in buying or renovating a home in Hampton.

Tuesdays from 9 am - 1 pm

Thursdays from 1- 5 pm

(757)727-6460

311 - One Call Does it All

This call center offers citizens with round-the-clock access to city services and information. Available to all Hampton residents by simply dialing **3-1-1**. If you are calling from outside the city or you are using a cell phone, dial **(757)727-8311**.

You can also email them at www.call311@hampton.gov with any question or concern that arises regarding Hampton City services.

Better Business Bureau

531-1300

www.norfolk.bbb.org

info@hamptonroadsbbb.org

Hampton City Hall
22 Lincoln Street • Hampton, VA 23669

www.soldonhampton.com